



Riding Dene | Mickley | NE43

Offers Over £240,000

RMS | Rook
Matthews
Sayer



3



1



2

Semi Detached

South Facing Garden

Three Bedrooms

Spacious Layout

Modern Kitchen Diner

Driveway Parking

Attached Garage

En-Suite Bedroom

For any more information regarding the property please contact us today.



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A beautifully presented three-bedroom semi-detached family home, offering spacious and versatile accommodation throughout, complemented by attractive front and rear gardens, driveway parking for two vehicles, an attached garage, and the added benefit of an EV charging point.

This stylish home has been tastefully decorated throughout with upgraded flooring, quality window shutters and is ready for immediate occupation. The heart of the property is the impressive open-plan kitchen/dining room, providing a fantastic space for both everyday family living and entertaining with pleasant views.

The well-appointed kitchen offers ample storage and worktop space, while the dining area enjoys a bright and welcoming atmosphere. There is a modern smart fridge/freezer with ice and water dispenser, which is available via separate negotiation also.

The split-level design creates a unique and spacious layout, with French doors from the central landing opening directly onto the rear patio, seamlessly connecting the indoor and outdoor living spaces. The generally south facing rear garden provides an excellent setting for al fresco dining, relaxation, and family enjoyment, while the front garden enhances the property's kerb appeal with lawn and mature borders.

The accommodation comprises three family bedrooms, including a principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms and is finished to a lovely standard.

Externally, the property enjoys a driveway providing off-road parking for two vehicles, together with an attached large garage offering additional parking, storage, or workshop potential. The garage benefits from power and plumbing for a washing machine, adding further practicality and versatility.

Combining generous living space, attractive outdoor areas, and a sought-after layout, this superb family home represents an excellent opportunity for buyers seeking comfort, practicality and style in equal measure.

A lovely view across the valley is enjoyed from the front of the property, especially the upstairs rooms.

We are aware of a small cellar space beneath the upper ground floor but is not currently accessible due to the laid flooring on the central landing.

INTERNAL DIMENSIONS

Lounge: 13'9 max x 12'4 max (4.19m x 3.76m)
Kitchen/Diner: 23'0 max x 9'4 max (7.01m x 2.84m)
Garage: 18'6 max x 13'0 max (5.64m x 3.96m)
Bedroom One: 11'0 into alcove x 12'2 max (3.35m x 3.71m)
Ensuite: 5'10 max x 4'11 max (1.78m x 1.50m)
Bedroom Two: 12'2 max x 9'6 max (3.71m x 2.90m)
Bedroom Three: 11'1 max x 6'9 max (3.38m x 2.06m)
Bathroom: 5'5 max x 6'8 max (1.65m x 2.03m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

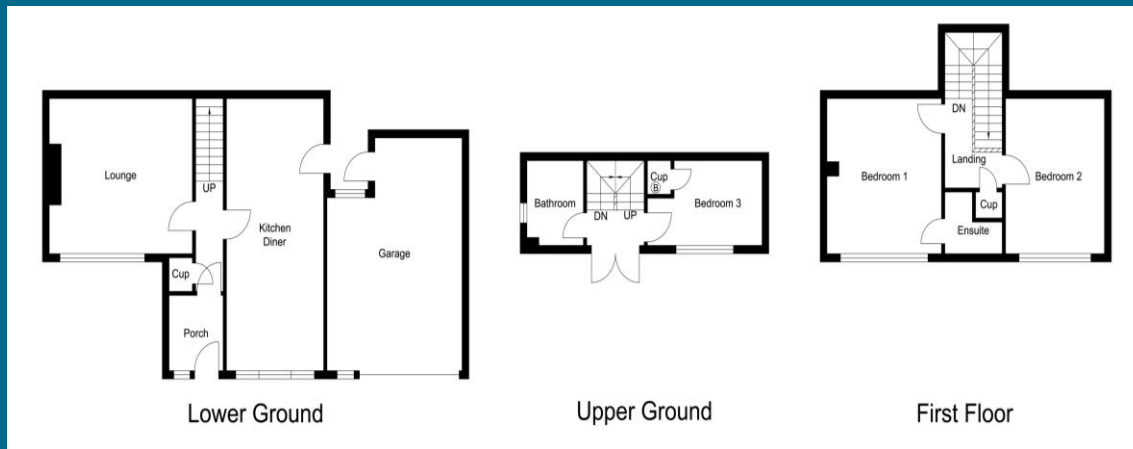
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.